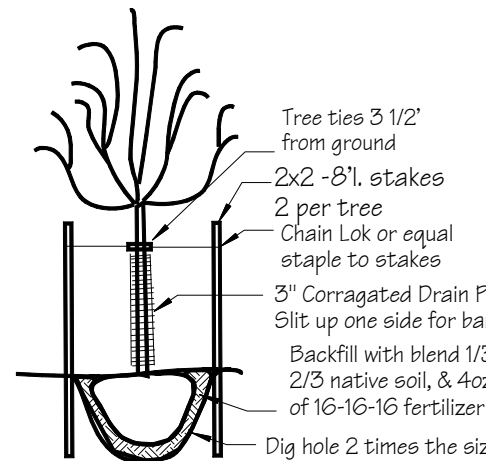


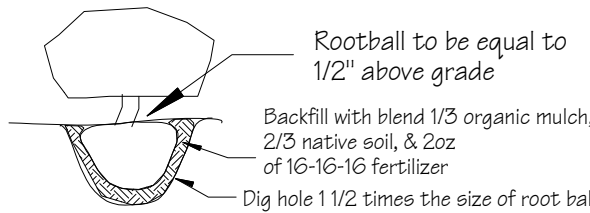
## PLANT LIST

Quantity	Common Name	Botanical Name	Size
Trees			
2	Ash, Autumn Purple	<i>Frazinus americana</i> 'Junginger'	1 3/4"
2	Cherry, Royal Burgundy	<i>Prunus serrulata</i> 'Royal Burgundy'	1 3/4"
2	Hornbeam, Frans Fontaine	<i>Carpinus</i> 'Frans Fontaine'	1 3/4"
2	Linden, Redmond	<i>Tilia americana</i> 'Redmond'	1 3/4"
4	Maple, Crimson King	<i>Acer platanoides</i> 'Crimson King'	1 3/4"
5	Maple, Crimson Sentry	<i>Acer platanoides</i> 'Crimson Sentry'	1 3/4"
4	Maple, Japanese Green	<i>Acer palmatum</i>	25g
4	Maple, Red Sunset Summer	<i>Acer rubrum</i> 'Red Sunset'	1 3/4"
10	Maple, Vine	<i>Acer circinatum</i>	4-5'
3	Pear, Chanticleer	<i>Pyrus calleryana</i> 'Glen's Form'	1 3/4"
4	Pistache, Chinese	<i>Pistacia chinensis</i>	1 3/4"
4	Smoke Tree, Purple	<i>Cotinus coggygria</i> 'Purpureus'	25g
Shrubs			
61	Abelia, Kaleidoscope	<i>Abelia grandiflora</i> 'Kaleidoscope'	2g
16	Azalea, Everest	<i>Azalea</i> 'Everest'	2g
5	Azalea, Exbury	<i>Azalea</i> 'Exbury'	5g
20	Azalea, Hino Crimson	<i>Azalea</i> 'Hino Crimson'	2g
8	Azalea Purple Splendor	<i>Azalea</i> 'Purple Splendor'	2g
2	Camellia, Japanese	<i>Camellia japonica</i>	5g
56	Heavenly Bamboo, Dwarf Purple	<i>Nandina domestica</i> 'Dwarf Purple'	2g
13	Heavenly Bamboo, Moyers Red	<i>Nandina domestica</i> 'Moyers Red'	2g
48	Heather, Darley Dale	<i>Erica purpureascens</i> 'Darleyensis'	2g
127	Holly, Japanese Helleri	<i>Ilex cornata</i> 'Helleri'	2g
89	Holly, Chinese Rotunda	<i>Ilex cornuta</i> 'Rotunda'	2g
105	Laurel, Cherry, Otto Luyken	<i>Prunus laurocerasus</i> 'Otto Luyken'	5g
21	Lavender, Hidcote	<i>Lavandula angustifolia</i> 'Hidcote'	2g
101	Raphiolepis, Georgia Petite	<i>Raphiolepis indica</i> 'Georgia Petite'	2g
59	Spiraea, Gold Flame	<i>Spiraea bumalda</i> 'Goldflame'	2g
45	Viburnum, David	<i>Viburnum davidi</i>	2g
Ground Cover / Grasses			
1	Flax, Jack Spratt	<i>Phormium tenax</i> 'Jack Spratt'	1g
6	Grass, Hameln Dwarf	<i>Pennisetum alopecuroides</i> 'Hameln'	1g
26	Grass, Little Kitten	<i>Miscanthus sinensis</i> 'Little Kitten'	1g
3	Grass, Miscanthus Dwarf	<i>Miscanthus sinensis</i> 'Dwarf'	1g
8	Grass, Yakushima	<i>Miscanthus sinensis</i> 'Yakushima'	1g
23	Juniper, Shore	<i>Juniperus conferta</i>	1g
81	Kimikinkik, Massachusetts	<i>Arctostaphylos uva-ursi</i> 'Massachusetts'	1g
67	Rose, Raspberry Vigorosa	<i>Rose</i> , <i>Solero Vigorosa</i>	1g

-Sod Lawn



Deciduous Tree Planting Detail



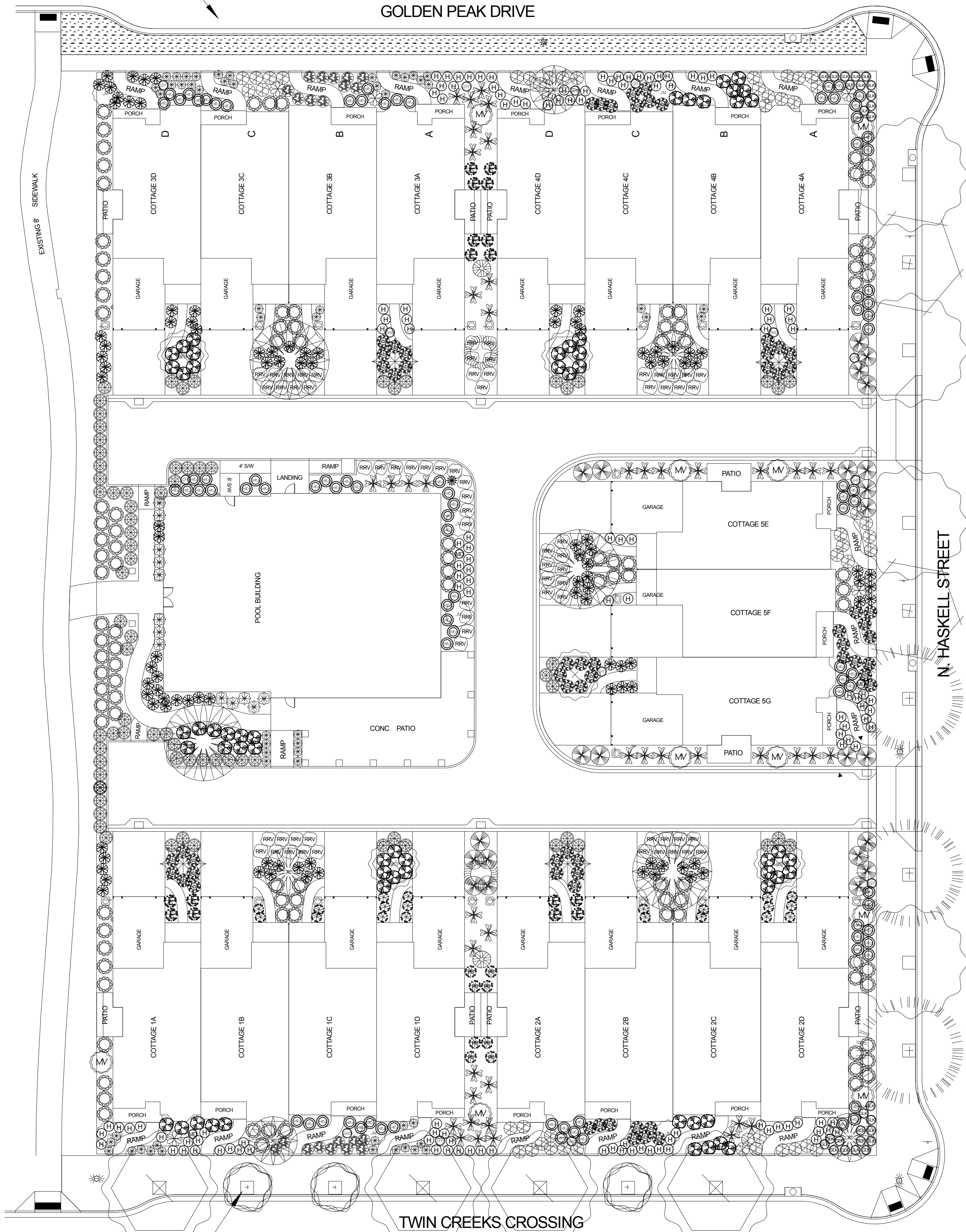
Shrub Planting Detail

## PLANTING

- Plant material to be provided in accordance with species, sizes and quantities indicated below. Substitutions based to be made with the approval of owners representative.
- No planting to proceed until irrigation system is fully functioning in the area to be planted.
- All plant holes to be dug 2 times the volume of their root ball size. Backfill shall consist of 1/3 organic mulch, 2/3 native soil, micorrhizae supplemint and 16-16-16 fertilizer as follows.  
1gal 1oz  
3-5gal 2oz  
larger 4oz
- Plant upright and face to give best appearance or relationship to plants, structures and predominant veiwng angle. Trees are to be placed so as to be straight up and down without the assistance of staking. Staking is solely for support against outside forces.
- Loosen and remove twine binding and burlap from around top of each root ball.  
Scarify root balls of plants exhibiting a root bound condition, being careful not to damage the root balls integrity. Stake and guy trees immediately after this work.
- Place and compact backfill soil mixture carefully to avoid injury to roots, and fill all voids.
- When hole is 2/3 filled with soil, completely soak and allow water to soak away at least two times or more, as necessary to completely water individual plants.
- Guarantee plant materials and related workmanship of installation, beginning after written acceptance of work, for one year.  
A. Replace plant material not surviving or in poor condition during guarantee period.  
B. Perform all replacement work in accordance with original specifications at no additional cost to Owner.  
C. Damage or loss of plant materials due to vandalism, freezing or acts of neglect by others, is exempt from Contractor's replacement responsibility.

Trees already planted  
along Golden Peak Dr.

GOLDEN PEAK DRIVE



Trees installed in sidewalk openings  
with standard tree grates.

TWIN CREEKS CROSSING

## IRRIGATION DETAILS

- An automatic irrigation system to be provided for all plant materials and lawn areas in accordance with industry standards. System is intended to perform at 25 gpm and 50 psi. Confirm on-site before proceeding.
- All materials are to be new and in original condition.
- Irrigation system to be isolated from potable water by an approved backflow device installed to local and state standards. 1" in size. No zone shall exceed 25gpm.
- Sprinkler materials to include 6" pop-up spray heads in small shrub areas and 4" pop-up spray heads in lawn areas. All heads will be installed with swing joint assemblies that may include a minimum of swing pipe (10").
- Layout of sprinkler heads in lawn and shrubs areas to be based on a head to head coverage configuration.  
\*\*\*\*\*NO EXCEPTIONS\*\*\*\*\*
- All trenching to be a minimum of 15" deep. Backfill is to be clean and free of any material larger than 1 1/2" in diameter. Backfill shall be adequately compacted and guaranteed against further settling.
- All mainline pipe shall be PVC sc40 and 1" minimum. All laterals shall be PVC C1200 and 1" minimum.
- Electronic control clock to be located in convenient location with a continuous power source.
- Control wires are to be a minimum of 14ga and spliced with water proof connections only.
- Sleeving to be provided under all hardscapes by general contractor for irrigation purposes. Sleeving may or may not be readily available.
- Irrigation system to be guaranteed against defective material or workmanship for one year from the date of final acceptance.
- Contractor shall furnish to the Owners one copy of as-built notes on the contract drawings as well as a list of operating instructions prior to the final approval.

BPT -Wilkins 350 1" Double Check Valve

## GRADING

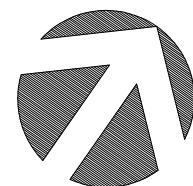
- Co-ordinate with general contractor removal of debris 1 1/2" or larger and the removal of compacted rock and gravel in all planting areas in order to achieve planting areas where the subgrade consists 12" of viable soil. It may be required to add clean fill to achieve subgrade consisting of viable soil.
- Placement of any soil to be done in coordination with suitable weather condition so as to prevent damage to soil structure.
- General contractor responsible to provide a sub-grade within 3" of finish grade in shrub areas. All subgrades to be adequately firm without being overly compacted.
- Landscape to place 3" of compacted (4"loose) clean topsoil to achieve finish grade in shrub areas. Additional soil may be necessary depending on available native soil.
- Finish grade in shrub areas to be a smooth even grade mounded 2" high in the middle of beds and ending 3" below surrounding areas. All finish grading to promote positive drainage away from structures and to be done in such a way as to eliminate puddling or collection of water.
- Landscape contractor responsible for addressing any drainage problems encountered during the course of construction, with owners representative.
- Consult with owner on available top soil.

## GENERAL NOTES

- General preparation of site to include: Eradication of weeds through the certified application of herbicides, allowing adequate time for kill.
- All shrub beds to be finish raked to a smooth condition prior to mulching.
- Medium dark mulch to be placed in all shrub beds to a depth of 3". Landscape Architect to approve.
- Sod grass blend to be Ryegrass and Fescue Blend.
- Sod Grass preparation:  
A. Bring areas to an even, smooth grade removing hard or soft areas that might impede drainage or cause puddling.  
B. Install as per growers recommendations.
- INCLUDE 180 DAYS OF MAINTENANCE from the day of acceptance, including but not limited to:  
A. Mow lawns weekly to manufactures recommended height. Fertilize to manufactures recommendation.  
B. Maintain planting areas in a healthy, weed free condition through a minimum of bi-weekly visits.  
C. Replace any material showing signs of stress.  
D. Monitor irrigation for correct timing.  
E. Provide owner with complete list of instructions for continued care.

LANDSCAPE  
PLAN

0 5 10 20 30 40



NOTE: IF THIS SHEET IS LESS THAN 24" x 36" IT HAS BEEN REDUCED AND IS NOT TO SCALE.



Madara Design Inc

Landscape Design & Consultation  
2594 Wells Fargo Rd  
Central Point, Or 97502  
541-664-7055

TWIN CREEKS COTTAGES  
NORTH HASKELL STREET  
Central Point, Or

All drawings and written material appearing herein constitutes the original and unpublished work of Madara Design and the same may not be duplicated, used, or disclosed without written consent. Installer is to assume responsibility for revisions to plan due to unknown grade variations, differences in dimensions, or on-site changes by others.

DRAWN BY: TM  
CHECKED BY: TM

03.24.15  
SCALE:  
1" = 20'

L1